

Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

APRIL 22, 2019

9:30

Calendar No. 19-050: 4855 Broadview Road

Ward 13

Kevin J. Kelley

21 Notices

R & R Salvage and Towing proposes to change use from restaurant to office/towing service and motor vehicle maintenance in a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.01(b) which states that office/towing service and motor vehicle maintenance is not permitted in a Local Retail Business District but first permitted in a General Retail Business District.
2. Section 352.07(b)(2)(A) which states that when a property that is applying to change use and is nonconforming in required landscaping, a determination by the Board of Zoning Appeals is required to maintain the landscaping non-conformity. Property is non-conforming in that a six foot wide landscaped frontage strip is required separating parking lot from street. Some frontage landscaping of less than six feet with no plantings is proposed. (Filed March 25, 2019)

9:30

Calendar No. 19-051: 12341 Chesterfield Avenue

Ward 9

Kevin Conwell

22 Notices

RD Management Group LLC., owner, proposes to change use of existing two family residence to a three family residence in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.03(a) which states that a three family dwelling is not permitted in a Two-Family residential district but first allowed in a Multi-Family Residential District.
2. Section 355.04(b) which states that in a 'B' Area District, a minimum lot area of 7,200 square feet is required and a 4,480 square feet is proposed. (Filed March 26, 2019)

9:30

**Calendar No. 19-052: 6809 Wade Park Ave.
/Department of Public Works
Invoice**

Ward 7

Basheer S. Jones

Thomas J. & Marianne Wright, owners, appeal under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the hearing officer, on March 13, 2019, to uphold Department of Public Works invoice WO-7010-493250. The invoice was issued in accordance with chapter 209 of the Cleveland Codified Ordinance which authorizes the Department of Parks and Recreation and Properties to abate nuisances on any property and bill the owner of the abated property at a rate of seven cents per square foot (Filed March 26, 2019).

9:30

**Calendar No. 19-053: 502-504 E. 123 St./Waste
Collection Ticket**

**Ward 10
Anthony T. Hairston**

Eloise Bolden, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances and disputes the City of Cleveland Waste Collection issuance of Civil Infraction Ticket Number WC40082182 issued January 15, 2019 regarding failure to comply with Section 551.111(B) in the Cleveland Codified Ordinances (Filed March 26, 2019)

POSTPONED FROM MARCH 18, 2019

9:30

Calendar No. 19-26: 15706 Parkgrove Ave.

**Ward 8
Michael D. Polensek
32 Notices**

Yolanda F. Hamilton, owner, proposes to establish use as a state licensed Residential Facility for 5 residents in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of sections of the Cleveland Codified Ordinances:

1. Section 337.03(b) which states that uses located in a Two-Family Residential District are subject to regulations stated in the One Family Residential District.
2. Section 337.02(h) states that a residential facility for one (1) to five (5) unrelated persons is permitted provided it is located not less than one thousand feet from another residential facility. Two other Residential Facilities exist within 1,000 feet of the proposed use: Westchester House Adult Family Home at 15320 Parkgrove Avenue, and Healing Hearts Adult Family Home at 15410 Parkgrove Avenue. (Filed February 14, 2019-Testimony Taken) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME TO MEET WITH THE COUNCILMAN AND THE COMMUNITY.*